

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: <div>6</div>				
% of Funds Committed	<div>100.00</div> %	<div>92.91</div> %	<div>1</div>	<div>96.45</div> %	<div>100</div>	<div>100</div>	
% of Funds Disbursed	<div>89.07</div> %	<div>89.06</div> %	<div>3</div>	<div>87.93</div> %	<div>44</div>	<div>46</div>	
Leveraging Ratio for Rental Activities	<div>4.44</div>	<div>5.32</div>	<div>1</div>	<div>4.73</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>97.46</div> %	<div>99.18</div> %	<div>5</div>	<div>83.38</div> %	<div>39</div>	<div>49</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>80.65</div> %	<div>85.20</div> %	<div>4</div>	<div>70.15</div> %	<div>61</div>	<div>66</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>92.06</div> %	<div>90.34</div> %	<div>3</div>	<div>80.67</div> %	<div>70</div>	<div>76</div>	
% of 0-30% AMI Renters to All Renters***	<div>57.67</div> %	<div>51.91</div> %	<div>2</div>	<div>45.30</div> %	<div>66</div>	<div>72</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>99.76</div> %	<div>1</div>	<div>95.32</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State:	<div>2</div> / <div>6</div>	Nationally:	<div>89</div> <div>91</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$28,775</div>	<div>\$45,082</div>		<div>\$26,635</div>	<div>189</div> Units	<div>11.10</div> %	
Homebuyer Unit	<div>\$12,304</div>	<div>\$13,829</div>		<div>\$14,938</div>	<div>243</div> Units	<div>14.30</div> %	
Homeowner-Rehab Unit	<div>\$23,995</div>	<div>\$19,553</div>		<div>\$20,675</div>	<div>118</div> Units	<div>6.90</div> %	
TBRA Unit	<div>\$1,276</div>	<div>\$1,505</div>		<div>\$3,216</div>	<div>1,150</div> Units	<div>67.60</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salem Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$111,429	\$62,104	\$27,036
State:*	\$105,356	\$114,909	\$19,825
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	74.1	75.7	92.4	75.7	Single/Non-Elderly:	49.7	21.4	32.2	37.8
Black/African American:	1.1	0.4	0.0	2.7	Elderly:	7.9	4.1	27.1	5.4
Asian:	0.0	0.8	0.8	0.0	Related/Single Parent:	17.5	29.2	7.6	37.8
American Indian/Alaska Native:	1.1	1.2	0.0	2.7	Related/Two Parent:	16.4	36.6	25.4	18.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	6.9	7.8	7.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	2.7					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.4	0.0	0.0					
Asian/Pacific Islander:	2.6	1.6	0.0	0.0					
ETHNICITY:									
Hispanic	21.2	19.8	6.8	16.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.4	20.6	43.2	37.8	Section 8:	16.4	0.4 [#]		
2 Persons:	15.9	20.2	21.2	21.6	HOME TBRA:	4.2			
3 Persons:	14.8	21.4	16.1	18.9	Other:	6.9			
4 Persons:	7.4	17.3	9.3	13.5	No Assistance:	71.4			
5 Persons:	11.6	11.5	7.6	8.1					
6 Persons:	5.3	5.3	2.5	0.0					
7 Persons:	1.6	3.3	0.0	0.0					
8 or more Persons:	0.0	0.4	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				49

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salem Consortium State: OR Group Rank: 89
 (Percentile)
 State Rank: 2 / 6 PJs Overall Rank: 91
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	97.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	80.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.67	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

